



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

Planning & Building Division

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328.2020  
FAX (775) 328.6132

## Residential Pools & Spas Required Submittals

As of June 1, 2020 all Building Permit submittals to Washoe County will be Electronic and submitted online only ([www.onenv.us](http://www.onenv.us))

### General Requirements for Building Permits:

All Plan sheets, calculations and specifications submitted for review must be drawn by a NV licensed design professional, contractor, or owner-builder (with affidavit). Contractors of each trade specialty need to sign and assume design responsibility within the scope of their license for drawings they prepare. Where more than one sheet is submitted, pages must be numbered, titled and each page should be identified on the front cover sheet under *Sheet Index* or similar list.

Once plans have been accepted by the Building Program, you can check the status and review comments on permits online at: [www.OneNV.us](http://www.OneNV.us)

**Requirements for Submitting:** All Documents must follow Washoe County's Naming Conventions located on the following link: [https://www.washoecounty.gov/building/getting\\_started/Submit%20for%20a%20Permit.php](https://www.washoecounty.gov/building/getting_started/Submit%20for%20a%20Permit.php)

- **Plan Set** electronically stamped, signed and dated by design professional(s) (DP) including date of license expiration per NRS requirements. Plans designed by a contractor must have signature, license number, class, and limit. Needed for routing to: Engineering, Building, GID's (Sun valley or Incline Village) and WC Health District (if on septic).

### Plan Set Requirements:

- **Cover Sheet:** Climatic and geographic design criteria established by Northern Nevada Amendments (see Building Website under *Design Criteria*), table of contents/list of drawing sheets, code analysis and applicable codes used for design, vicinity map and project information (address, APN, scope of work)
- **Site Plan:** Fully dimensioned and indicating property lines, any existing construction, overhead utilities, retaining walls, new pool, deck, access barrier, safety devices, glazing withing 60" of water's edge, pool equipment (including fuel source), and site drainage.
- **Pool plan:** Includes plan view, cross-sections, entrapment protection from suction outlets, type of construction, reinforcing steel size, reinforcing steel spacing, and thickness of walls. Include all amenities such as water features, safety devices, diving boards, slides, handholds, ladders, stairs, and deck seats.
- **Electrical plan:** Includes size of existing electrical service, electrical equipment, grounding and bonding requirements, and electrical devices surrounding the pool and exterior of adjacent buildings. Indicate location of at least one 125-volt, 15 or 20-ampere receptacle outlet located a minimum of 6' from and not more than 20' from the inside wall of pools, and outdoor spas and hot tubs. Indicate GFCI protection for all 15- and 20 amp, 125-volt receptacles located within 20 feet of the inside walls of pools and outdoor spas and hot tubs. Provide perimeter surface (apron) equipotential bonding
- **Mechanical:** Include volume, system flow rate in gallons-per-minute, and turnover in hours; type and size of filtration system; location and means of wastewater disposal; means of adding make-up water; type of backflow preventer; and type and size of heater, including methods of venting and distance of vent termination to property lines and openings into adjacent buildings.
- **Structural Requirements:**
  - Structural calculations must consider any surcharge loads from existing and new construction including retaining walls, pools, water features, etc.
  - All structural engineering requirements are to be shown on plans.
  - Provide an ICC Evaluation Report for fiberglass or vinyl lined pools.



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#### □ Pool Barrier Requirements:

- **Intent** is to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas, and hot tubs.
  - **WARNING:** An outdoor swimming pool shall be provided with the permanent barrier installed, inspected, and approved prior to applying gunite or filling the pool with water. The barrier shall comply with the 2018 International Swimming Pool and Spa Code Section 305
  - **Exception:** A bond in the amount of \$1000.00 may be posted prior to the pre-gunite inspection if the barrier is not complete.
- **Outdoor swimming pool.** An outdoor swimming pool, including an in-ground, aboveground or on-ground pool, spa or hot tub barrier requirements shall comply with the following:
  - i. The top of the barrier shall be at least 48" above grade measured on the side of the barrier, which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2" measured on the side of the barrier, which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at ground level, such as the pool structure or mounted on top of the pool structure. Where barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4".
  - ii. Openings in the barrier shall not allow passage of a 4"-diameter sphere.
  - iii. Solid barriers, which do not have openings, such as a masonry or stonewall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
  - iv. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45", the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75" in width.
  - v. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45" or more, spacing between vertical members shall not exceed 4". Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75" in width.
  - vi. Maximum mesh size for chain link fences shall be a 2.25" square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1.75".
  - vii. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1.75".
  - viii. Access gates shall comply with the requirements of items i through vii and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54" from the bottom of the gate, the release mechanism and openings shall comply with the following:
    1. The release mechanism shall be located on the pool side of the gate at least 3" below the top of the gate, and
    2. The gate and barrier shall have no opening greater than 0.5" within 18" of the release mechanism.
  - ix. Where a wall of a dwelling serves as part of the barrier one of the following conditions shall be met:
    1. The pool shall be equipped with a powered safety cover in compliance with ASTM F1346; or
    2. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or
    3. Other means of protection, such as self-closing doors with self-latching devices, which are



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approved by Washoe County, shall be accepted, so long as the degree of protection afforded is not less than the protection afforded by item 1 or 2 described above.

- x. Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then:
  1. The ladder or steps shall be capable of being secured, locked, or removed to prevent access, or
  2. The ladder or steps shall be surrounded by a barrier which meets the requirements of items i through ix. When the ladder or steps are secured, locked, or removed, any opening created shall not allow the passage of a 4"-diameter sphere.
- **Indoor swimming pool.** All walls surrounding an indoor swimming pool shall comply with item ix.
- **Prohibited locations.** Barriers shall be located so as to prohibit permanent structures, equipment, or similar objects from being used to climb the barriers.
- **Barrier exceptions.** Spas or hot tubs with a safety cover, which complies with ASTM F 1346, shall be exempt from the barrier provisions of ISPSC 305.2 through 305.7
- **ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SPA SUCTION OUTLETS**
  - i. Suction outlets shall be designed and installed in accordance with ANSI/APSP-7.



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